



## STRAIGHT ROAD, ROMFORD

Beautifully Maintained Extended Three-Bedroom Home | Large Detached Garage Measuring 29'4" X 19'2" | Open Plan Lounge/Diner | Kitchen/Breakfast Room | Ground Floor Shower Room W.C. | First Floor Cloakroom W.C. | Rear Garden Approximately 102 Feet | Large Driveway To The Front Of The Property |

**£425,000** Freehold | 3 bedroom terraced house for sale

**SSTC**

CHARLES STRATTON  
ESTATE AGENTS





Three-Bedroom Mid-Terrace home which has been meticulously maintained by the existing owner and should be viewed at your earliest opportunity.

The property is approached by large driveway providing generous off-street parking which leads to the Entrance Porch and in turn to the Entrance Hall with stairs ascending to the first floor and doorway opening to the Lounge/Diner. There is a further doorway opening to a lobby which opens to a Ground Floor Shower Room W.C. and Kitchen/Breakfast Room with sliding doors opening to the adjoining Lounge. To the first floor there are Three-Bedrooms and a Cloakroom W.C.

Rear gardens commence with a large patio area being laid to well-tended gardens of approximately 102 feet and a substantial Detached Garage at the rear measuring 29'4" X 19'2".

The property is well located for local amenities whilst Romford Town Centre with its Crossrail Elizabeth Line Station is just a short bus ride away.

**Tenure: Freehold**

**Parking options: Off Street**





Straight Road, Romford, RM3

Approximate Area = 955 sq ft / 88.7 sq m  
Garage = 562 sq ft / 52.2 sq m  
Total = 1517 sq ft / 140.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Charles Stratton Estates Ltd. REF: 1161024

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		78
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Net energy efficient - higher running costs			Net environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ) emissions.		

Viewing by appointment only  
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